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PREPARED BY AND RETURN TO:
Lynn Solomon, Asst. General Counsel
FORT LAUDERDALE CRA
914 Sistrunk Blvd, Suite 200
Fort Lauderdale, FL 33311

PARTIAL RELEASE

KNOW ALL MEN BY THESE PRESENTS, that the FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY (hereinafter "Mortgagee"), the holder of the following instruments, given by STKR SISTRUNK, LLC, a Florida Limited Liability Company (hereinafter "Mortgagor"): (1) That certain Mortgage dated September 22, 2020, and recorded under Instrument No. 116756258, of the Public Records of Broward County, Florida, given to secure the sum of One Million Five Hundred Thousand and 00/100 Dollars (\$1,500,000.00), as evidenced by that certain Promissory Note dated September 22, 2020; (2) That certain Declaration of Developer Restrictive Covenants dated September 22, 2020, and recorded under Instrument No. 116756255, of the Public Records of Broward County, Florida; (3) That certain Collateral Assignment of Leases and Rents dated September 22, 2020, and recorded under Instrument No. 116756259, of the Public Records of Broward County, Florida; and (4) That certain UCC-1 Financing Statement recorded September 25, 2020, under Instrument No. 116756260, of the Public Records of Broward County, Florida upon the following described property, situate, lying and being in Broward County, Florida, to wit:

LEGAL DESCRIPTION
See EXHIBIT "A"

Property Address: 2140 NW 6th Street
Fort Lauderdale, Florida 33311

(the "Property")

has received partial satisfaction of all obligations under said Mortgage, Declaration of Developer Restrictive Covenants, Collateral Assignment of Leases and Rents, and UCC-1 Financing Statement and does hereby acknowledge release of said Mortgage, Declaration of Developer Restrictive Covenants, Collateral Assignment of Leases and Rents, and UCC-1 Financing Statement only as to the Property described above. This instrument shall not be deemed a release, discharge or satisfaction of all other property described in the Mortgage, Declaration of Developer Restrictive Covenants, Collateral Assignment of Leases and Rents, and UCC-1 Financing Statement or as satisfaction of

the obligations set forth in the Mortgage, Declaration of Developer Restrictive Covenants, Collateral Assignment of Leases and Rents, and UCC-1 Financing Statement.

This instrument shall not be deemed a release of instruments signed by the subsequent purchaser.

Pursuant to Resolution No. 19-10(CRA) adopted by the Fort Lauderdale Community Redevelopment Agency Board of Commissioners, Christopher J. Lagerbloom, as Executive Director, is authorized to execute this Partial Release on behalf of the Fort Lauderdale Community Redevelopment Agency.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Fort Lauderdale Community Redevelopment Agency has caused this instrument to be fully executed on this 20 day of December, 2021.

WITNESSES:

Aimee Llauro

Aimee Llauro
Witness name – printed or typed

Donna Varisco

Donna Varisco
Witness name – printed or typed

Christopher J. Lagerbloom

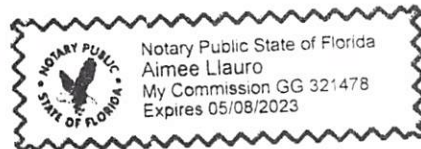
Christopher J. Lagerbloom, ICMA-CM
Executive Director

STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online, this 20 day of December, 2021, by CHRISTOPHER J. LAGERBLOOM, ICMA-CM, As Executive Director of the Fort Lauderdale Community Redevelopment Agency.

Notary Public, State of Florida

Aimee Llauro
Name of Notary Typed, Printed or Stamped



Personally Known ☒ OR Produced Identification ☐

Type of Identification Produced _____

Approved as to form:
Alain E. Boileau, General Counsel

Lynn Solomon
Lynn Solomon, Assistant General Counsel

EXHIBIT "A"
LEGAL DESCRIPTION

A PORTION OF LOT 3, BLOCK 1 "RIVER GARDENS", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGE 23, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 3, OF SAID BLOCK 1, THENCE NORTH 01°13'36" WEST ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 97.69 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°13'36" WEST, A DISTANCE OF 37.33 FEET; THENCE NORTH 87°45'09" EAST, ALONG A LINE 15.00 FEET SOUTH AND PARALLEL WITH THE NORTH LINE OF SAID BLOCK 1, A DISTANCE OF 35.16 FEET; THENCE SOUTH 02°14'51" EAST, A DISTANCE OF 87.92 FEET; THENCE SOUTH 80°52'33" WEST, A DISTANCE OF 17.30 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 06°52'37", A DISTANCE OF 3.00 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 87°45'09" WEST, A DISTANCE OF 5.16 FEET; THENCE NORTH 02°14'51" WEST, A DISTANCE OF 52.84 FEET; THENCE SOUTH 87°45'09" WEST, A DISTANCE OF 10.49 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA



COMMISSION AGENDA ITEM
DOCUMENT ROUTING FORM
Today's Date: 12/17/2021

11
12/21/2021

DOCUMENT TITLE: River Gardens- 2140 NW 6th Street

COMM. MTG. DATE 8/20/19 CAM #: 19-0715 ITEM #: R-1 CAM attached: ☒ YES ☐ NO

Routing Origin: _____ Router Name/Ext: _____ Action Summary attached: ☒ YES ☐ NO

CIP FUNDED: ☐ YES ☐ NO

Capital Investment / Community Improvement Projects defined as having a life of at least 10 years and a cost of at least \$50,000 and shall mean improvements to real property (land, buildings, or fixtures) that add value and/or extend useful life, including major repairs such as roof replacement, etc. Term "Real Property" include: land, real estate, realty, or real.

1) Dept: _____ Router Name/Ext: _____ # of originals routed: _____ Date to CAO: _____

2) City Attorney's Office: Documents to be signed/routed? ☒ YES ☐ NO # of originals attached: 1

Is attached Granicus document Final? ☒ YES ☐ NO Approved as to Form: ☒ YES ☐ NOx

Date to CCO: 12/17/2021

Lynn Solomon
Attorney's Name

LS
Initials

3) City Clerk's Office: # of originals: 1 Routed to: Donna V./Aimee L./CMO Date: 12/17/2021

4) City Manager's Office: CMO LOG #: Dec 44 Document received from: _____

Assigned to: CHRIS LAGERBLOOM ☐ TARLESHA SMITH ☐ GREG CHAVARRIA ☐
CHRIS LAGERBLOOM as CRA Executive Director ☐

☐ APPROVED FOR C. LAGERBLOOM'S SIGNATURE ☐ N/A FOR C. LAGERBLOOM TO SIGN

PER ACM: T. Smith _____ (Initial/Date) PER ACM: G. Chavarria _____ (Initial/Date)

☐ PENDING APPROVAL (See comments below)

Comments/Questions: _____

Forward 1 originals to ☐ Mayor ☒ CCO Date: 12/20/21

5) Mayor/CRA Chairman: Please sign as indicated. Forward _____ originals to CCO for attestation/City seal (as applicable) Date: _____

6) City Clerk: Forward 1 originals to CAO for FINAL APPROVAL Date: 12/21/2021

7) CAO forwards _____ originals to CCO Date: _____

8) City Clerk: Scan original and forwards 1 original to: Erica Keiper/ xt. 6088

Attach _____ certified Reso# _____ ☐ YES ☐ NO

Original Route form to: Erica K./6088